

**ORDINANCE NO. 20121206-108**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 818-826 PATTON AVENUE FROM PUBLIC (P) DISTRICT TO GENERAL COMMERCIAL SERVICES (CS) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from public (P) district to general commercial services (CS) district on the property described in Zoning Case No. C14-2012-0127, on file at the Planning and Development Review Department, as follows:

Tract 1: Lots A and B and all of Lot C, Block 1, Resubdivision of Lot 1, Block 1, Bergstrom Downs No. 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 59, Page 11 of the Plat Records of Travis County, Texas (the "Property"), SAVE AND EXCEPT a 0.389 acre tract of land as described on the attached Exhibit "A" incorporated into this ordinance, and;

Tract 2: Lots 2-3, Block 1, Bergstrom Downs No. 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 5, Page 2 of the Plat Records of Travis County, Texas (the "Property")

locally known as 818-826 Patton Avenue in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".


**PART 2.** This ordinance takes effect on December 17, 2012.

**PASSED AND APPROVED**

December 6

, 2012

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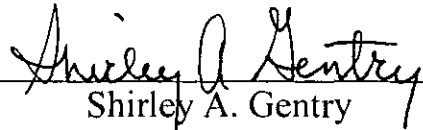
Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



C14-2012-0127

County: Travis  
Parcel No 49  
Highway: US 183  
CSJ: 0151-09-039  
Account No.: 8014-1-73

PROPERTY DESCRIPTION FOR PARCEL 49

DESCRIPTION OF A 0.389 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE ASSUMPTION DEED TO JAMES P. SULLIVAN AND WIFE, PAULA M. SULLIVAN RECORDED IN DOCUMENT NUMBER 1999002458 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING LOTS A, B AND C OF THE RESUBDIVISION OF LOT 1, BLOCK 1, BERGSTROM DOWNS, NO. 1, A SUBDIVISION RECORDED IN VOLUME 59, PAGE 11 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.389 ACRE TRACT AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod with Texas Department of Transportation (TxDOT) aluminum cap set 182.53 feet left of Engineer's Centerline station 577+01.12, being in the proposed easterly right-of-way line of U.S. Highway 183, same being a point in the common line between said Sullivan tract and the that certain called 21.463 acre tract of land described in Exhibit "A" of the Warranty Deed with Vendor's Lien to Bruce Anton recorded in Volume 13071, Page 1645 of the Real Property Records of Travis County, Texas, same being the northeast corner and POINT OF BEGINNING of the tract described herein, from which a 1/2-inch iron pipe for the northeast corner of said Lot C bears, N 42°43'13" E, a distance of 68.91 feet,

THENCE, departing the remainder of said 21.463 acre tract, and crossing said Sullivan tract with the proposed easterly right-of-way line of said U.S. Highway 183 the following two (2) courses and distances labeled 1 and 2

- 1 S 16°58'20" E, a distance of 105.35 feet to a TxDOT Type II monument set 188.41 feet left of Engineer's Centerline station 578+01.44, and
- 2 S 69°36'49" E, a distance of 58.07 feet to a TxDOT Type II monument set 237.02 feet left of Engineer's Centerline station 578+31.54, being in the southerly line of said Sullivan tract, same being in the northerly right-of-way line of Patton Avenue (variable width right-of-way), and being the southeast corner of the tract described herein,
- 3 THENCE, departing the proposed easterly right-of-way line of said U.S. Highway 183 with the southerly line of said Sullivan tract and the northerly right-of-way line of said Patton Avenue, S 42°44'26" W, a distance of 143.91 feet to a TxDOT Type I monument found in the existing easterly right-of-way line of said U.S. Highway 183 for the southwest corner of said Sullivan tract
- 4 THENCE departing the existing northerly line of said Patton Avenue, with the westerly line of said Sullivan tract and the existing easterly right-of-way line of said U.S. Highway 183, N 27°45'26" W, a distance of 153.44 feet to a calculated point for the common west corner of said Sullivan tract and said 21.463 acre tract same being the northwest corner of the tract described herein from which a

5/8-inch iron rod found bears S 42°43'13" W, a distance of 0 42 feet

- 5     **THENCE**, departing the existing easterly right-of-way line of said U S Highway 183, with the common line between said Sullivan tract and said 21 463 acre tract, N 42°43'13" E, a distance of 123 73 feet to the **POINT OF BEGINNING** and containing 0 389 acre of land more or less

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83

THE STATE OF TEXAS)


)     **KNOW ALL MEN BY THESE PRESENTS**

COUNTY OF TRAVIS    )

That I, Robert J Roy, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision

**WITNESS MY HAND AND SEAL** at Austin, Travis County, Texas this the 30th of August, 2000 A D

SURVEYING AND MAPPING, Inc  
4029 Capital Of Texas Hwy , So Suite 125  
Austin, Texas 78704

  
Robert J Roy  
Registered Professional Land Surveyor  
No 5159 - State of Texas

